



North Kootenai Water & Sewer District

13649 N. Meyer Rd. • Rathdrum, ID 83858
Phone: (208) 687-6593 • Fax: (208) 687-6597
Contact Us: www.nkwsd.com

Letter of Transmittal

Attn:	Craig Johnson	Date:	05.14.13
Company:	Idaho Tax Commissiain	Job:	Ravenwood RV Resort

[ITEMS TRANSMITTED ☒ Mailed/UPS ☐ Delivered ☐ Picked-up

COPIES	DATED	DESCRIPTION
1	05.13.13	Recorded annexation documents

These are transmitted as checked below:

☐ For Approval ☐ Approved as submitted ☒ For Your Use
☒ As Requested ☒ Permanent Records ☐ Returned
☐ Inspection/Repair

By 
Mike Galante

North Kootenai Water District

Receipt of New or Altered Taxing District/RAA Boundary Documentation

District Name: North Kootenai Water District

Contact Person: Mike Galante Phone: _____

District Mailing Address: _____

Other/Additional Info: _____

Items submitted:

- ☒ 1. City or District Annexation Document (ordinance or order), signed by proper authority, approving said annexation.
- ☒ 2. Legal Description and Map of City or Taxing District / RAA Boundary and Annexed Territory. (see guidelines / requirements below, legal description may be included in annexation document, or submitted separately)

Submittal Guidelines / Requirements:

1. Copy of the ordinance or order effecting the formation or alteration of the district, or Urban Renewal District Revenue Allocation Area, containing the legal description of the newly formed district boundaries or **subject annexed area** (standard description requirements):
- A. Section/Township/Range,
 - B. True point of beginning defined by bearings and distances from an initial point being a government corner or subdivision plat corner,
 - C. Bearing and distance closure of at least 1:5,000,
 - D. Variations allow for calls along water boundaries, aliquot parts and subdivision plat references (copy of plat may be additionally required).
 - E. Match with existing district boundary where contiguous.
2. Map prepared in a Draftsman-like manner, matching the accompanying legal description and drafted to scale, including:
- a. Section, township, range, and meridian identifications.
 - b. North arrow, bar scale, and title block.
 - c. District name and ordinance number or order date.
 - d. Bearing and distance annotation between boundary points.
 - e. Clearly defined boundary lines of the newly formed district or RAA, or the annexed area, together with reference to the existing boundary where contiguous.

Received by Assessor for review and filing: Tony Harrison 5-10-13
Assessor signature / date

ASSESSOR CHECK FOR COMPLIANT SUBMITTAL, PROVIDE SIGNED RECEIPT & RECORDER INSTRUCTION FORM TO DISTRICT FOR RECORDING.

Received by Auditor/Clerk/Recorder for recording / filing: Mumma 5/13/13
Recorder signature / date

ORIGINAL RECEIPT TO DISTRICT FOR THEIR RECORDS, COPY TO ASSESSOR'S OFFICE.

ORDER GRANTING PETITION FOR ANNEXATION
TO NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

RAVENWOOD RV RESORT ANNEXATION

THE BOARD OF DIRECTORS (the "Board") of NORTH KOOTENAI WATER DISTRICT (the "District") makes the following findings relative to a Petition for Annexation presented to the Board:

(1) The District is a validly formed water district under and by virtues of the laws of the State of Idaho.

(2) The owner of certain real property located in Kootenai County, Idaho, generally adjacent to the boundaries of the District, filed a Petition for Annexation with the District which complied with the requirements of Idaho Code §42-3218(a) (a copy of the Petition and attachments thereto are attached hereto as Exhibit "A" as though fully set forth herein).

(3) After a thorough examination and review by the Board and its consultants, it was established that the Petition was executed by the property owner in the area covered by the annexation. (The area covered by the annexation is set forth in the map attached hereto and incorporated herein by this reference as Exhibit "B".)

(4) The Board set a public hearing on the Petition for Annexation.

(5) The public hearing was set for May 2, 2013, with notice of this hearing ("Notice") given by publication. Notice was published in the *Coeur d'Alene Press* on April 19, 2013 and April 26, 2013. (A copy of the Notice and Affidavit of Publication are attached hereto and incorporated herein by this reference as Exhibit "C".) At this public hearing the Board and its consultants were prepared to respond to any questions or issues raised.

(6) The Board has assumed, pursuant to the provisions of Idaho Code Section 42-3218(b) that the failure of any other individuals to show cause in writing as to the annexation of the property described in Exhibit "B", is deemed as their assent.

(7) The Board, after consideration of the records and files herein and the public health and safety of the current and future residents and businesses in the District and the area proposed for annexation, find it in the best interests of the District, its residents and those who are in the area to be annexed into the District, to annex the area covered by the Petition.

(8) Subject to the conditions placed on the annexation by the District, the real property described in the map attached hereto as Exhibit "B" and legally described in Exhibit "D" attached hereto is hereby incorporated into the District as of the date this Order is recorded with the County Recorder.

RECEIVED

MAY 17 2013

TECHNICAL SUPPORT

-1-

CLIFFORD T. HAYES 29P 2409869000
KOOTENAI COUNTY RECORDER Page 1 of 29
JRG Date 05/13/2013 Time 02:49:24
REQ OF NORTH KOOTENAI WATER DISTRICT
RECORDING FEES: \$0.00



2409869000 XK

(9) The Secretary of the District is hereby directed to file this Order in the records of the District and transmit this Order and all the attachments thereto to the appropriate Kootenai County offices for filing pursuant to Idaho Code §42-3218(b).

(10) Petitioner agrees to pay for its share of a New Facility Plan or Facility Plan Amendment and Preliminary Engineering Report as required by the Idaho Department of Environmental Quality.

(11) Conditions: This annexation is conditioned upon completion of the following:

That the petitioner will complete and pay for certain improvements to the specifications and requirements of the District (at its sole discretion) in order to provide service to the property included in this annexation.

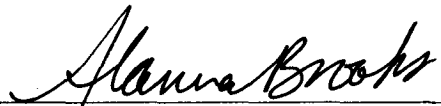
Should it be later determined that one or more of the above conditions has not been satisfactorily achieved, the Board shall have the right to remove or deannex this property from the boundaries of the District.

This Order is adopted by a majority vote of the Board of Directors at a meeting on May 2, 2013.

NORTH KOOTENAI WATER DISTRICT

By: 
Chairman, Board of Directors

ATTEST:


Secretary



LIST OF EXHIBITS

- A. Petition requesting annexation
- B. Map of the area to be annexed
- C. Notice and Affidavit of Publication of Public Hearing
- D. Legal Description of real property annexed into District

EXHIBIT “A”

BEFORE THE BOARD OF DIRECTORS OF THE

NORTH KOOTENAI WATER DISTRICT
KOOTENAI COUNTY, IDAHO

IN THE MATTER OF THE INCLUSION OF
CERTAIN REAL PROPERTY IN NORTH
KOOTENAI WATER DISTRICT BY

PETITION FOR THE INCLUSION OF
CERTAIN REAL PROPERTY IN
NORTH KOOTENAI WATER DISTRICT

COMES NOW Petitioner, _____ and petitions the Board of
Directors of North Kootenai Water District ("District") as follows:

I.

Petitioners are the owners of the real property situated within the County of Kootenai, State of Idaho, particularly described in Exhibit "A", attached hereto, and incorporated herein by reference.

II.

Petitioners are desirous that the above-described property be included in, made or part of, and be served with water system improvements in North Kootenai Water District, Kootenai County, Idaho.

III.

Petitioners request that, in accordance with the provisions of Section 42-3218, Idaho Code, notice of the filing of this petition be given and published in the official newspaper of the District in Kootenai County, Idaho, said notice to give all persons interested an opportunity to appear and show cause in writing, if any they have, why this petition should not be granted at the hearing, time and place to be set by this Board; that further, assuming that no valid objections are made to the inclusion of the above-described property within the boundaries of the District, the Board enter its order that the above-described property be included within the boundaries of the District, and that such order be filed with the Clerk of the District Court, Kootenai County, Idaho and also with the State of Idaho Tax Commission.

IV.

That Petitioners are aware that, as a condition of annexation, the District may require that the land described in this petition be subjected to the following requirements:

1. The Petitioners shall pay for the actual costs incurred by the District for District administration, engineering, legal, inspection, and preparation of any necessary

documents that are required by the District for annexation of the property. Such District costs shall include, but are not limited to, preparation of conditions of annexation, any needed water system master planning, design consultations, plan reviews, and final approval of the Petitioner's construction plans and specifications for water facilities.

2. The Petitioner shall be responsible for all water facilities that will be necessary to serve the Petitioner's annexed property. These water facilities will include those required within the annexed property as well as all necessary water facilities needed to extend water service from the District's existing facilities to those proposed to serve the annexed property. The District shall have the right to dictate where and how the Petitioner's water facilities that serve his annexed area may be connected to the District's water facilities. Upon completion of installation and approval by the District of all water facilities the Petitioner shall dedicate such facilities to the District.
3. The District shall not be obligated to serve any property annexed within the District where the District has determined there is not sufficient water system capacity to adequately serve such property. There shall arise no right to service or obligation by the District for service upon annexation and as among other properties annexed to the District, and there shall be no priority for service until each water connection permit has been obtained. If construction is not completed within two (2) years from the date the water connection permit was issued, any priority for service shall become null and void. The District may extend the time for completion upon a request by the property owner and a showing of good cause why such extension should be granted.
4. At the time each water connection permit is issued and prior to connection of the water system to each private facility, a service availability fee of no less than ~~SEVENTEEN AND 59/100~~ Dollars (\$ 17.50) per lot or equivalent dwelling unit shall be paid to repay the District for the cost of developing the District's core water collector lines, and treatment facilities including the debt retirement of such facilities committed to prior to inclusion of the annexed property into the District. Such service availability fees may increase at such time as the District determines such fees are not adequate to reimburse the District for the cost incurred in developing the water system. The service availability fee shall be in addition to actual costs required for connecting to the actual main water line.
5. And such other conditions as the District may prescribe.

WHEREFORE, Petitioners pray that this petition be set for hearing at the earliest practicable time, and that the Board grant the petition including the conditions as set forth in Paragraph IV above.

DATED this 26th day of February, 2013

Petitioner: THE DUTCH TRUST
L. H. Hendricks Trustee
Address: 152 E. BONANZA DR.
CARSON CITY NV 89706
Petitioner: THE UNIVERSAL TRUST
Robert H. Thomas Trustee
Address: 152 E. BONANZA DR.
CARSON CITY, NV 89706

Signed: _____

STATE OF ~~IDAHO~~)
 ~~NEVADA~~) ss.
County of ~~Kootenai~~ Carson City)

On this 26th day of February, 2013, before me, a Notary Public in and for the State of ~~Idaho~~ Nevada, personally appeared L.H. Hendricks and Robert H. Thomas known to be the person or persons whose names are subscribed to the foregoing instrument, and acknowledged to be that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Joann Kinzer
Notary Public for ~~Idaho~~ Nevada
Print Name: Joann Kinzer
My commission expires: May 18, 2016

EXHIBIT "A"

Legal Description of Annexed Property

Chicago Title Insurance Company

Commitment No.:79933

SCHEDULE A

Escrow Officer: -

Title Officer: Nikki Droll - nikkid@kootenaititle.com

1. Effective Date: March 12, 2013 at 05:00 PM

2. Policy (or Policies) to be issued:

(a) Owner's Policy	(ALTA Own. Policy (6/17/06))	Amount:	
Proposed Insured:			Premium:	
			Credit:	
			Total:	
(b) Loan Policy	(ALTA Loan Policy (6/17/06))	Amount:	
Extended Coverage			Premium:	
Proposed Insured:			Credit:	
			Total:	
Requested Endorsements:			Endorsement Premium:	
(c) Minimum Report	()	Amount:	
Standard Coverage			Premium:	
Proposed Insured:			Credit:	
			Total:	\$ 220.00
Requested Endorsements:			Endorsement Premium:	

3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple

4. Title to the FEE SIMPLE estate or interest in said land is at the Effective Date vested in:

I.H. Hendrixx, trustee of The Dutch Trust, created April 4, 1994, and Robert H. Thomas, trustee of The Universal Trust, created April 4, 1994, as tenants in common, each to 50% Interest

5. The land referred to in this Commitment is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

KOOTENAI COUNTY TITLE COMPANY, INC.

1450 Northwest Blvd., Ste 200

Coeur d'Alene, ID 83814

Phone (208) 667-9431 • Fax (208) 666-0410

ALTA Commitment
Schedule A (6/17/06)

Valid Only if Schedule B and
Cover are Attached

Chicago Title Insurance Company

Commitment Number: 79933

EXHIBIT "A"
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel 1:

Lots 1 and 2, Block 1, EAST NATIVE ESTATES, according to the plat recorded in the office of the County Recorder in Book J of Plats at Page 160, records of Kootenai County, Idaho.

EXCEPTING THEREFROM that portion conveyed to the State of Idaho by Warranty Deed recorded November 30, 2010 as Instrument No. 2292657000, records of Kootenai County, Idaho.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Lots 1 and 2, Block 1 of East Native Estates filed under Book J of Plats at Page 160, records of Kootenai County, lying in the Southwest Quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Southwest corner of said Section 33 being a 2.5 inch brass cap marked PLS 4194 per CP&F Instrument No. 2263196000, records of Kootenai County, from which the West Quarter corner of Section 4, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, bears South 02°49'35" West a distance of 2668.21 feet; thence

Along the South line of said Southwest Quarter, South 89°22'45" East a distance of 30.02 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Southwest corner of said Lot 1, Block 1 of East Native Estates, on the Easterly right of way of U.S. Highway 95, said point also being the TRUE POINT OF BEGINNING; thence

Along said Easterly right of way, North 00°31'54" East a distance of 75.01 feet to a point; thence

Leaving said Easterly right of way, South 89°22'45" East a distance of 1472.36 feet to a point on the East line of Lot 2, Block 1 of said East Native Estates; thence

Along said East line, South 17°54'42" East a distance of 79.11 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 6602 at the Southeast corner of said Lot 2, Block 1 of East Native Estates; thence

Along the South line of said East Native Estates, North 89°22'45" West a distance of 1497.39 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

A parcel of land being a portion of the Southwest Quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Southwest corner of said Section 33 being a 2.5 inch brass cap marked PLS 4194 per CP&F Instrument No. 2263196000, records of Kootenai County, from which the West Quarter corner of Section 4, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, bears South 02°49'35" West a distance of 2668.21 feet; thence

Along the South line of said Southwest Quarter, South 89°22'45" East a distance of 30.02 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Southwest corner of Lot 1, Block 1 of East Native Estates filed under Book J of Plats at Page 160, records of Kootenai County, on the Easterly right of way of

ALTA Commitment
Exhibit A

(79933.PFD/79933/18)

EXHIBIT "A"
(Continued)

Commitment Number: 79933

U.S. Highway 95; thence

Along said Easterly right of way, North 00°31'54" East a distance of 87.38 feet to an ITD right of way brass cap; thence

Continuing along said Easterly right of way, North 33°48'30" East a distance of 612.76 feet to an ITD right of way brass cap on the North line of said Lot 1, Block 1 of East Native Estates, said point also being the TRUE POINT OF BEGINNING; thence

Continuing along said Easterly right of way, North 34°14'23" East a distance of 61.26 feet to an ITD right of way brass cap; thence

Continuing along said Easterly right of way, North 47°38'41" East a distance of 109.60 feet to a point; thence

Leaving said Easterly right of way, South 89°23'44" East a distance of 804.59 feet to a point; thence

South 17°54'42" East a distance of 132.55 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Northeast corner of Lot 2, Block 1 of said East Native Estates; thence

Along the North line of said East Native Estates, North 89°23'44" West a distance of 960.82 feet to the TRUE POINT OF BEGINNING.

Chicago Title Insurance Company

Commitment Number: 79933

**SCHEDULE B - SECTION I
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- B. General Exceptions:
- (1) Rights or claims of parties in possession not shown by the Public Records.
 - (2) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - (3) Easements, or claims of easements, not shown by the Public Records.
 - (4) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - (5) (a) Unpatented mining claims; (b) reservations in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by Public Records.
 - (6) Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments of real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

C. Special Exceptions:

7. General Taxes and Assessments, which are a lien, for the year 2012, of which the 1st installment is due December 20 of the tax year and the 2nd installment is due June 20 of the subsequent year (amounts do not include penalty and interest if delinquent) :
- | | |
|-------------|--|
| Total: | \$127.68, paid |
| Parcel No.: | 01970001001A |
| AIN No.: | 254154 |
| and | |
| Total: | \$1,284.68, paid |
| Parcel No.: | 019700010020 |
| AIN No.: | 254155 |
| and | |
| Total: | \$6,989.32, paid |
| Parcel No.: | 53N03W335000 (INCLUDES OTHER PROPERTY) |
| AIN No.: | 108945 |
8. General taxes for the year 2013, which are a lien, are not yet due or payable.
9. The lien for any taxes deferred by virtue of the designation of the insured land or any portion thereof as forest lands as provided by Section 63-1701 et. seq., of the Idaho Code

(79933.PFD/79933/18)

Chicago Title Insurance Company

Commitment Number: 79933

SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

10. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: DIAMOND INTERNATIONAL CORPORATION
Purpose: Right of way over existing roads of sufficient width for logging trucks.
Recorded: July 15, 1966
Book 207 of Deeds at Page 322, records of Kootenai County, Idaho.
11. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: RANDY K. RICKEL
Purpose: Right of way for road purposes.
Recorded: May 29, 1990
Instrument No.: 1183831, records of Kootenai County, Idaho.
12. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: KOOTENAI ELECTRIC COOPERATIVE, INC.
Purpose: public utilities
Recorded: MAY 9, 1990
Instrument No.: 1182099, records of Kootenai County, Idaho.
13. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: KOOTENAI ELECTRIC COOPERATIVE, INC.
Purpose: public utilities
Recorded: MAY 9, 1990
Instrument No.: 1182100, records of Kootenai County, Idaho.
14. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: KOOTENAI ELECTRIC COOPERATIVE, INC.
Purpose: public utilities
Recorded: February 19, 1991
Instrument No.: 1209211, records of Kootenai County, Idaho.
15. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: KOOTENAI ELECTRIC COOPERATIVE, INC.
Purpose: public utilities
Recorded: April 3, 1991
Instrument No.: 1213437, records of Kootenai County, Idaho.
16. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: DAVE V. EACHON and CAROL EACHON,
husband and wife
Purpose: access
Recorded: August 5, 1992
Instrument No.: 1268979, records of Kootenai County, Idaho.
17. PCS Site Agreement, including the terms and provisions thereof, recorded April 12, 1996 as Instrument No. 1441391, records of Kootenai County, Idaho.

Chicago Title Insurance Company

Commitment Number: 79933

SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

18. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein.
Disclosed by: PCS Site Agreement
Recorded: April 1996
Instrument No.: 1441391, records of Kootenai County, Idaho.
- Amended by Memorandum of Agreement recorded December 4, 2001 as Instrument No. 1707923, records of Kootenai County, Idaho.
- Memorandum of Amendment to PCS Site Agreement recorded July 22, 2003 as Instrument No. 1815656, records of Kootenai County, Idaho.
- Site Designation Supplement to PCS Site Agreement recorded July 25, 2005 as Instrument No. 1967340, records of Kootenai County, Idaho.
- Affidavit of Facts Relating to Title recorded October 17, 2005 as Instrument No. 1988802, records of Kootenai County, Idaho.
- Assignment of Lease recorded June 23, 2009 as Instrument No. 2218178000, records of Kootenai County, Idaho.
- Assignment and Assumption of Lease Agreement recorded June 23, 2009 as Instrument No. 2218129000, records of Kootenai County, Idaho.
- Memorandum of Ground Lease Extension Agreement recorded June 23, 2009 as Instrument No. 2218130000, records of Kootenai County, Idaho.
19. Any matters as disclosed by survey recorded May 17, 1997 in Book 18 of Surveys at Page 176, records of Kootenai County, Idaho.
20. A General Maintenance Agreement, including the terms and provisions thereof
Dated: August 22, 2003
Recorded: August 27, 2003
Instrument No.: 1824630, records of Kootenai County, Idaho
21. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: KOOTENAI ELECTRIC COOPERATIVE, INC.
Purpose: public utilities
Recorded: November 9, 2004
Instrument No.: 1911871, records of Kootenai County, Idaho.
22. Restrictions, conditions, dedications, notes, easements and provisions delineated and / or described on the plat recorded in Book J of Plats at Page 160, in EAST NATIVE ESTATES, Kootenai County, Idaho.
23. A Road Development Agreement, including the terms and provisions thereof
Between: Lakes Highway District
And: Randy K. Rickel, an unmarried man
Dated: December 15, 2004
Recorded: March 23, 2005
Instrument No.: 1937029, records of Kootenai County, Idaho

Chicago Title Insurance Company

Commitment Number: 79933

SCHEDULE B - SECTION II

EXCEPTIONS

(Continued)

24. Any matters as disclosed by survey recorded May 9, 2005 in Book 23 of Surveys at Page 279, records of Kootenai County, Idaho.
25. Any matters as disclosed by survey recorded August 20, 2009 in Book 26 of Surveys at Page 237, records of Kootenai County, Idaho.
26. Any matters as disclosed by survey recorded June 13, 2011 in Book 27 of Surveys at Page 47, records of Kootenai County, Idaho.
27. Any matters as disclosed by survey recorded September 14, 2011 in Book 27 of Surveys at Page 90, records of Kootenai County, Idaho.
28. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: KOOTENAI ELECTRIC COOPERATIVE, INC.
Purpose: public utilities
Recorded: October 19, 2012
Instrument No.: 2380180000, records of Kootenai County, Idaho.

NOTES:

The following matters will not be listed as Special Exceptions in Schedule B of the policy to be issued pursuant to this Commitment. Notwithstanding the absence of a Special Exception to Schedule B of the policy to be issued, there will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted from coverage under the General Exceptions section of Schedule B, excluded from coverage under the Exclusions from Coverage or are not matters for which coverage is afforded under the Insuring clauses of the policy.

- Note 1: In the event this transaction fails to close and this commitment is cancelled, a fee will be charged to comply with the state insurance code.
- Note 2: The address of the herein described property is:
25700 N. Pope Rd.
Athol, ID 83801
- Note 3: This report is base on a search of our tract indexes of the County records. No Liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.
- Note 4: Not withstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less

(79933.PFD/79933/18)

This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property. The Company assumes NO LIABILITY for any matter related to this sketch.

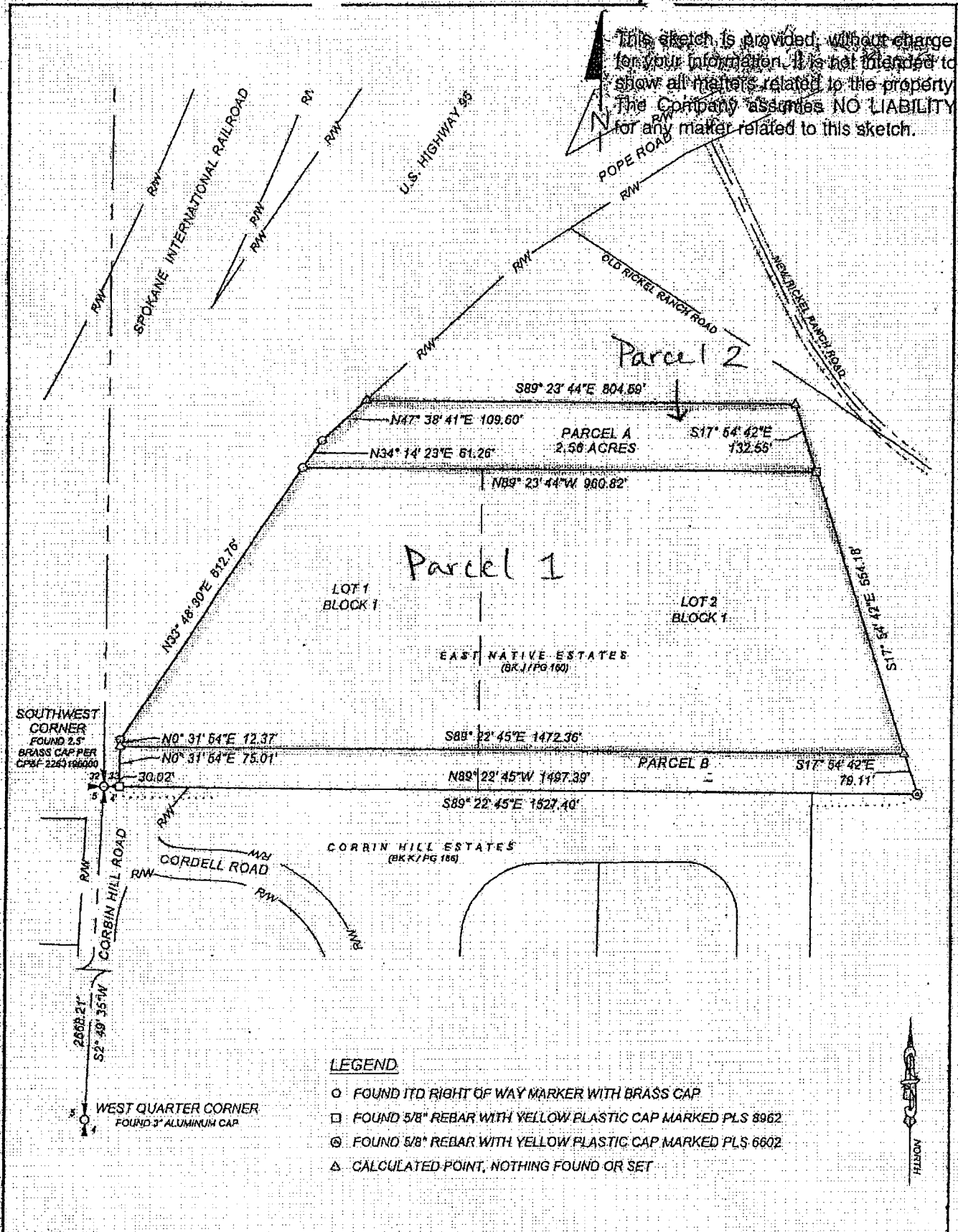
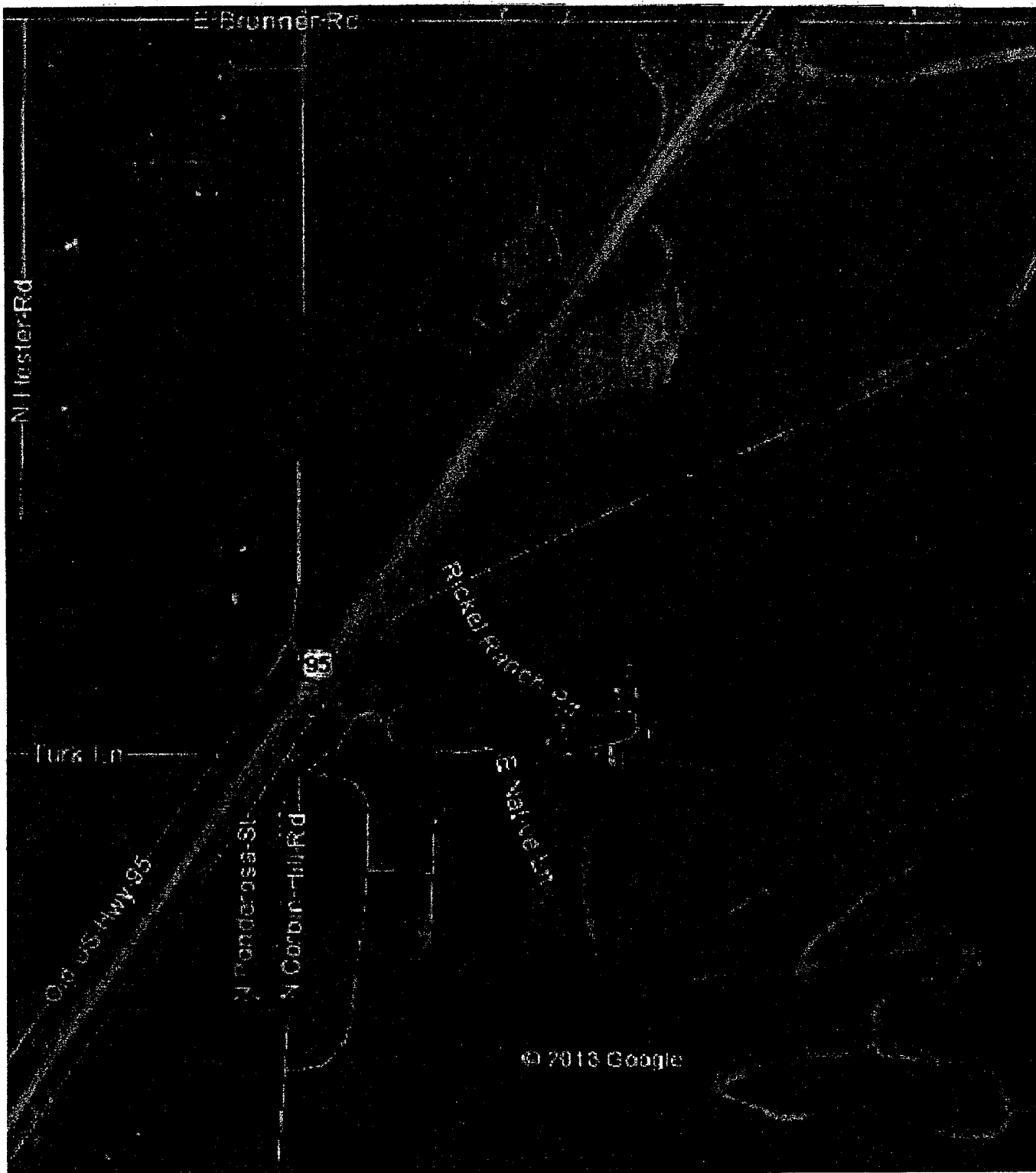


EXHIBIT “B”



3908 N. SCHREIBER WAY, STE. 4
COEUR D'ALENE, IDAHO 83815
PHONE: 208-676-0230
WWW.LAKECITYENGINEERING.COM

RAVENWOOD RV PARK

KOOTENAI COUNTY, IDAHO

DESIGNED BY:	DCD
DRAFTED BY:	SMA
SCALE:	N.T.S.
DATE:	3/12/2013
JOB NO:	LCE 11-043
FILE:	11-043-VIC MAP.dwg

EXHIBIT “C”

NOTICE OF PUBLIC HEARING
OF ANNEXATION OF PROPERTY INTO
NORTH KOOTENAI WATER DISTRICT
Kootenai County, Idaho

RAVENWOOD RV RESORT ANNEXATION

The Board of Directors (the "Board") of the North Kootenai Water District (the "District") will be holding a public hearing on the annexation of properties into the District. The public hearing will be held as follows:

Day: Thursday

Date: May 2, 2013

Time: 12:30 p.m.

Location: 13649 N. Meyer Rd., Rathdrum, ID 83858

The annexation hearing is based upon petitions filed by I.H. Hendrix, trustee of The Dutch Trust, and Robert H. Thomas, trustee of The Universal Trust, as tenants in common the properties described as:

Parcel 1:

Lots 1 and 2, Block 1, EAST NATIVE ESTATES, according to the plat recorded in the office of the County Recorder in Book J of Page 160, records of Kootenai County, Idaho.

EXCEPTING THEREFROM that portion conveyed to the State of Idaho by Warranty Deed recorded November 30, 2010 as Instrument No. 2292657000, records of Kootenai County, Idaho.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Lots 1 and 2, Block 1 of East Native Estates filed under Book J of Plats at Page 160, records of Kootenai County, lying in the Southwest Quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Southwest corner of said Section 33 being a 2.5 inch brass cap marked PLS 4194 per CP&F Instrument No. 2263196000, records of Kootenai County, from which the West Quarter corner of Section 4, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, bears South 02°49'35" West a distance of 2668.21 feet; thence

Along the South line of said Southwest Quarter, South 89°22'45" East a distance of 30.02 feet to a 5/8 inch rebar with yellow plastic cap marked

PLS 8962 at the Southwest corner of said Lot 1, Block 1 of East Native Estates, on the Easterly right of way of U.S. Highway 95, said point also being the TRUE POINT OF BEGINNING; thence

Along said Easterly right of way, North 00°31'54" East a distance of 75.01 feet to a point; thence

Leaving said Easterly right of way, North 00°31'54" East a distance of 75.01 feet to a point; thence

Leaving said Easterly right of way, South 89°22'45" East a distance of 1472.36 feet to a point on the East line of Lot 2, Block 1 of said East Native Estates; thence

Along said East line, South 17°54'42" East a distance of 79.11 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 6602 at the Southeast corner of said Lot 2, Block 1 of the East Native Estates; thence

Along the South line of said East Native Estates, North 89°22'45" West a distance of 1497.39 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

A parcel of land being a portion of the Southwest Quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Southwest corner of said Section 33 being a 2.5 inch brass cap marked PLS 4194 per CP&F Instrument No. 2263196000, records of Kootenai County, from which the West Quarter corner of Section 4, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, bears South 02°49'35" West a distance of 2668.21 feet; thence

Along the South line of said Southwest Quarter, South 89°22'45" East a distance of 30.02 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Southwest corner of Lot 1, Block 1 of East Native Estates filed under Book J of Plats at Page 160, records of Kootenai County, on the Easterly right of way of U.S. Highway 95; thence

Along said Easterly right of way, North 00°31'54" East a distance of 87.38 feet to an ITD right of way brass cap; thence

Continuing along said Easterly right of way, North 33°48'30" East a distance of 612.76 feet to an ITD right of way brass cap on the North line of said Lot 1, Block 1 of East Native Estates, said point also being the TRUE POINT OF BEGINNING; thence

Continuing along said Easterly right of way, North 34°14'23" East a distance of 61.26 feet to an ITD right of way brass cap; thence

Continuing along said Easterly right of way, North 47°38'41" East a distance of 109.60 feet to a point; thence

Leaving said Easterly right of way, South 89°23'44" East a distance of 804.59 feet to a point; thence

South 17°54'42" East a distance of 132.55 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Northeast corner of Lot 2, Block 1 of said East Native Estates; thence

Along the North line of said East Native Estates, North 89°23'44" West a distance of 960.82 feet to the TRUE POINT OF BEGINNING.

A copy of the petitions and additional descriptions of the areas covered by the petitions can be obtained from the District by sending a request to:

North Kootenai Water District
13649 N. Meyer Rd.
Rathdrum, ID 83858

All persons interested in appearing at the time and place of the hearing may show cause in writing why any petitions for annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District.

Anyone wishing to provide written comments, who is unable to attend the hearing, may provide them in advance of the hearing by sending them, first class mail, postage pre-paid, to:

North Kootenai Water District
13649 N. Meyer Rd.
Rathdrum, ID 83858

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 21st day of March, 2013.

NORTH KOOTENAI WATER DISTRICT,
Kootenai County, Idaho

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO,
County of Kootenai,

} ss.

Amber Fico being first duly sworn
upon oath deposes and says:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press," a newspaper printed and published daily except Sunday in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

3. The

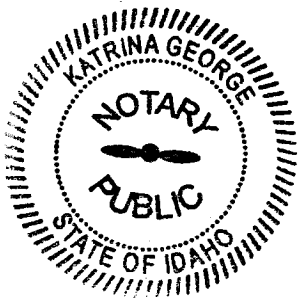
Legal Notice

of which the annexed is a printed copy, was published in the regular Friday issue of said newspaper for 2 consecutive Weeks commencing on the 19th day of April 2013, and ending on the 26th day of April 2013, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice. Amber Fico
On this 26th day of April in the year of 2013, before me, a Notary Public, personally appeared Amber Fico, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

Katrina George

Notary Public for the State of Idaho,
residing at Coeur d'Alene, Idaho.



MY COMMISSION EXPIRES 8/29/17

**NOTICE OF PUBLIC HEARING
OF ANNEXATION OF
PROPERTY INTO
NORTH KOOTENAI WATER
DISTRICT
Kootenai County, Idaho**

**RAVENWOOD RV RESORT
ANNEXATION**

The Board of Directors (the "Board") of the North Kootenai Water District (the "District") will be holding a public hearing on the annexation of properties into the District. The public hearing will be held as follows:

Day: Thursday
Date: May 2, 2013
Time: 12:30 p.m.
Location: 13649 N. Meyer Rd., Rathdrum, ID 83858

The annexation hearing is based upon petitions filed by I.H. Hendrix, trustee of The Dutch Trust, and Robert H. Thomas, trustee of The Universal Trust, as tenants in common the properties described as:

Parcel 1:

Lots 1 and 2, Block 1, EAST NATIVE ESTATES, according to the plat recorded in the office of the County Recorder in Book J of Page 160, records of Kootenai County, Idaho.

EXCEPTING THEREFROM that portion conveyed to the State of Idaho by Warranty Deed recorded November 30, 2010 as Instrument No. 2292657000, records of Kootenai County, Idaho.

ALSO EXCEPTING THEREFROM a parcel of land being a portion of Lots 1 and 2, Block 1 of East Native Estates filed under Book J of Plats at Page 160, records of Kootenai County, lying in the Southwest Quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the Southwest corner of said Section 33 being a 2.5 inch brass cap marked PLS 4194 per CP&F Instrument No. 2263196000, records of Kootenai County, from which the West Quarter corner of Section 4, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, bears South 02 49'35" West a distance of 2668.21 feet; thence

Along the South line of said Southwest Quarter, South 89 22'45" East a distance of 30.02 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Southwest corner of said Lot 1, Block 1 of East Native Estates, on the Easterly right of way of U.S. Highway 95, said point also being the TRUE POINT OF BEGINNING; thence

Along said Easterly right of way, North 00 31'54" East a distance of 75.01 feet to a point; thence

Leaving said Easterly right of way, North 00 31'54" East a distance of 75.01 feet to a point; thence

Leaving said Easterly right of way, South 89 22'45" East a distance of 1472.36 feet to a point on the East line of Lot 2, Block 1 of said East Native Estates; thence

Along said East line, South 17 54'42" East a distance of 79.11 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 6602 at the Southeast corner of said Lot 2, Block 1 of the East Native Estates; thence

Along the South line of said East Native Estates, North 89 22'45" West a distance of 1497.39 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

A parcel of land being a portion of the Southwest Quarter of Section 33, Township 53 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

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right of way of U.S. Highway 95; thence

Along said Easterly right of way, North 00 31'54" East a distance of 87.38 feet to an ITD right of way brass cap; thence

Continuing along said Easterly right of way, North 33 48'30" East a distance of 612.76 feet to an ITD right of way brass cap on the North line of said Lot 1, Block 1 of East Native Estates, said point also being the TRUE POINT OF BEGINNING; thence

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Continuing along said Easterly right of way, North 47 38'41" East a distance of 109.60 feet to a point; thence

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South 17 54'42" East a distance of 132.55 feet to a 5/8 inch rebar with yellow plastic cap marked PLS 8962 at the Northeast corner of Lot 2, Block 1 of said East Native Estates; thence

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Rathdrum, ID 83858

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 21st day of March, 2013.

**NORTH KOOTENAI WATER
DISTRICT, Kootenai County,
Legal 8258
April 19, 26, 2013**

EXHIBIT “D”

Exhibit "D"

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